

Application Number:	2022/0134/HOU
Site Address:	152 Boultham Park Road, Lincoln, Lincolnshire
Target Date:	16th April 2022
Agent Name:	Misura Architectural Design
Applicant Name:	Mrs G Clayton-Hewson
Proposal:	Erection of a two storey side extension with car port at ground floor

Background - Site Location and Description

The application property is located on the north side of Boultham Park Road, a two storey detached dwelling in an established residential area.

The proposed extension would measure 3metres in width and 7.2metres in depth. It would sit just below the ridge height of the existing property. The application proposes an additional bedroom and bathroom at first floor and a void to the ground floor.

The extension would sit to the east of the existing property up to the boundary with the adjacent property at 150 Boultham Park Road.

The application is brought before Planning Committee as the applicant is married to a City Councillor.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 07/04/2022 and 15/05/2022

Policies Referred to

- National Planning Policy Framework
- Central Lincolnshire Local Plan Policy LP26

Issues

- Visual Amenity
- Residential Amenity
- Technical Matters

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2018.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received

Consultee	Comment
Upper Witham Internal Drainage Board	Comments Received

Public Consultation Responses

Name	Address
Mr Peter Tully	150 Boultham Park Road Lincoln Lincolnshire LN6 7TF

Consideration

Principle of the Development

The principle of extending a property in a residential area is accepted subject to meeting the amenity and design criteria set out in Central Lincolnshire Local Plan Policy LP26.

Visual Amenity

The proposal would use appropriate, high quality materials to match the existing property which reinforce local distinctiveness. The extension would be of a scale and mass in keeping with the host property and neighbouring properties and as such would accord with local plan policy.

Residential Amenity

The proposal has received an objection from the neighbouring property, 150 Boultham Park Road. The issues raised are:

- Object to the new extension running into my drain and manhole.
- The plans look to show the extension to be right to the boundary of the property adjacent to 150 BPR, which is not an issue as such; however, it would mean that the gutter, soffit and part of the roof would encroach onto 150 BPR. Therefore, should I wish to build an extension at some time in the future it would become an issue. If the extension is in line with the garage at the rear of 152 BPR then it possibly would not become an issue, there may be enough room for the gutter and roof to sit in the dividing air space.
- The gable end of my current single storey extension has 3 x vents; I would need reassurance that I have access to them as and when necessary.
- The supporting Pillar at the rear of the extension will be partly on my property or will butt up/be very near to my single storey extension at 150 BPR. This means the footings on my extension will potentially be disturbed and undermined.

The amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development. The proposal would not result in any overlooking or loss of light to the adjacent property and is of a scale and design that would not result in overbearing. The issues raised by the neighbour have been passed on to the agent who has agreed to meet with the neighbour to discuss the concerns. The gutter can be designed so that it doesn't

overhang the boundary and the Building Regulations process ensures that the foundations for the extension would be suitable and would not impact on the neighbouring property.

Technical Matters

The Highways Authority have no objections to the proposal.

A scheme for surface water drainage would be conditioned as part of the consent to ensure that the system, whether mains drains or SUDs, has sufficient capacity to accept any additional Surface Water.

Conclusion

The proposal would have no adverse impact on visual or residential amenity and as such would accord with Local Plan Policy LP26.

Application Determined within Target Date

Yes – with an extension of time.

Recommendation

That the application is Granted Conditionally.

Conditions

- Works to commence within 3 years
- Works to be in accordance with the plans
- Samples of the materials
- Surface water drainage scheme